



THE
A-TEAM

**RE/MAX
FIRST**

755 COPPERPOND Boulevard #1408, Calgary T2Z 4R2

MLS®#: **A2185786** Area: **Copperfield** Listing Date: **01/07/25** List Price: **\$265,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall, Titled**

Finished Floor Area
 Abv Sqft: **570**
 Low Sqft:
 Ttl Sqft: **570**

DOM

25
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line, Courtyard**

Construction: **Brick, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	40`9" x 37`5"	Living/Dining Room Combination	Main	56`0" x 36`8"
Entrance	Main	13`5" x 12`7"	Laundry	Main	9`7" x 10`8"
4pc Bathroom	Main	27`1" x 16`2"	Walk-In Closet	Main	13`1" x 22`8"
Bedroom - Primary	Main	39`11" x 29`3"	Balcony	Main	24`4" x 29`6"

Legal/Tax/Financial

Condo Fee: **\$301** Title: **Fee Simple** Zoning: **SE**

Fee Freq:
Monthly

Legal Desc: **1411485**

Remarks

Pub Rmks: **Welcome to this charming TOP FLOOR 1 Bed 1 Bath, East-facing unit in the desirable Copperfield Park II. Upon entry to the Unit, you will be greeted with beautiful HARDWOOD flooring, and the spacious kitchen that offers tall white soft-close cabinetry, plenty of counter space, island with bar seating and stainless steel appliance package. Generous Dining/Living Room combo, loaded with natural lights from big windows and high ceiling. The large primary bedroom features a walk-through closet and a 4 pc. bathroom. In-suite laundry adds to the convenience of this fantastic property. Unobstructed sunrise prairie views as you head out to the balcony. Comes with 1 Titled parking stall. 1 Assigned storage locker in the underground heated area. Located right across the park, green space and public transit. School, shops, and all amenities nearby. Quick access to both Deerfoot and Stoney Trail. Come and see this beautiful condo today!**

Inclusions: **Ikea cabinet**
Property Listed By: **Heritage Elite Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





